



\$650,000

74 COTHERMAN DRIVE, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

- 5 beds
- Single Family Residence
- Residential
- Active

Welcome to this stunning custom-built home in Lake George, crafted by a builder as his personal residence. Nestled on a tranquil dead-end street, this property offers privacy and serenity, just 5 minutes from Resident's Beach. The home features beautiful hardwood floors throughout, a wrap-around deck, a patio, and an open layout. A large mudroom adds practicality, while the spacious master suite upstairs includes a sitting area with a wood-burning fireplace and a balcony overlooking the yard. Four additional bedrooms include a huge bonus room with an ensuite bath. The home is equipped with a wood-burning furnace, a new high-efficiency forced air furnace, and central A/C. With lots of windows and a great location, this property is a true gem.

Basics



Date added: Added 3 months ago
List Office Name: eXp Realty
County: Warren
Lot Size Acres: 3.45 acres
Type: Single Family Residence
Total Rooms: 14
Half baths: 1 half bath
Zoning: Single Residence

MLS ID: 202421789
List Agent Email: Shannon@McCarthySells.com
Living Area sqft: 3227
Category: Residential
Status: Active
Bedrooms: 5 beds
Year built: 2003

Directions

Directions: Take exit 22 from I-87 N. Continue on NY-9- Take State Hwy 9N N/Lake Shore Dr to Left on Stone School House Rd, Right on Middle Rd, Left on Cotherman Dr

Building Details

Construction Materials: Wood Siding
Attached Garage: 1
Basement: Crawl Space
Architectural Style: Colonial
Patio & Porch: Wrap Around, Front Porch, Patio
Garage Spaces: 3
Roof: Asphalt
Fencing: None

Interior Features



Floor Covering: Hardwood, Tile

Cooling: Central Air

Fireplace: 2

Interior Features: High Speed Internet, Paddle Fan, Built-in Features, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Upper Level

Bathrooms Total: 4

Heating: Forced Air, Propane, Wood

Appliances: Dishwasher, Range, Refrigerator, Washer/Dryer

Fireplace Features: Bedroom, Family Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 3

Exterior Features

Parking: Attached, Detached, Driveway

Lot Size Units: Acres

Lot Features: Other, Private, Cul-De-Sac, Garden

Exterior Features: Outdoor Furnace

Lot Size Area: 3.45

View: Forest

Amenities & Features

Sewer: Septic Tank

Electric: 200+ Amp Service, Circuit Breakers

Water: Drilled Well

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Additional

Buyer Agency Compensation: 2.00

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial



Possession: At Closing

Tax Annual Amount: \$6,055.60

Tax Lot: 18.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 238.11

School Information

Elementary School: Lake George

High School District: Lake George

High School: Lake George

